BILL GARRETT, Davidson County
Trans:T20130005981 DEEDQC
Recvd: 01/22/13 14:53 4 pgs
Fees:22.00 Taxes:0.00
20130122-0007094

QUITCLAIM DEED

Address New Owner As Follows:
Joel S. and Kathryn M. Trupin
3704 Woodmont Blvd.
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Numbers:
07DA-1075 116-8 156

THIS INSTRUMENT PREPARED BY:
SULLIVAN F. MARSDEN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 3RD AVENUE S., SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

KRISTIE L. STARK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $NONE.

Sullivan F. Marsden
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF January, 2013.

Kristie L Stark
NOTARY PUBLIC
MY COMMISSION EXPIRES:
1-6-15

FOR AND IN CONSIDERATION of love and affection (and for no monetary consideration) and for the express purpose of terminating a tenancy by the entirety, we, **JOEL S. TRUPIN et ux, KATHRYN MEARS TRUPIN**, by these presents do hereby quitclaim unto **KATHRYN MEARS TRUPIN and JOEL S. TRUPIN** as tenants-in-common, their heirs and assigns, all right, title and interest, the following described tract or parcel of land, to wit:

Land in DAVIDSON County, Tennessee, more particularly described in the attached **Exhibit A.**

Being the same property conveyed to JOEL S. TRUPIN et ux, KATHRYN MEARS TRUPIN, by deed dated June 21, 1971 from First American National Bank of Nashville,

Executor pursuant to the provisions of the Will of Lillie B. Bagwell, deceased, of record at Book 4515, Page 11, in the Register's Office for DAVIDSON County, Tennessee.

This is improved property known as: 3704 Woodmont Blvd., Nashville, TN 37215.

This conveyance is subject to all limitations, restrictions and encumbrances which may affect the property and is made in accordance with Tennessee Code Annotated § 66-1-110 for the sole purpose of vesting fee simple title in JOEL S. TRUPIN and KATHRYN M. TRUPIN, as tenants-in-common.

Having thus established ourselves as owners of this property, as tenants in common, **WE NEXT CONVEY our separate interests to our son, MICHAEL TRUPIN**, retaining, however, during our lives, our separate rights to revoke this conveyance by executing a revocation and filing it with the Register of Deeds for Davidson County, Tennessee. At the death of either of us, this right to revoke will lapse and the title conveyed shall thereafter be free of any limitations or conditions. If Michael should predecease either of us the conditional title we have conveyed to him shall pass in accordance with his estate planning, although that title may still then be revoked by either of us, so that it reverts to either of us during our lives. At the death of either of us, whether this conditional title rests with Michael, or with a beneficiary or beneficiaries of his estate, the death of either or both of us shall cause the title so conveyed thereafter to be free of any limitations or conditions.

IN WITNESS WHEREOF, we have hereunto set out hands on this 4th day of January, 2013.

JOEL S. TRUPIN

KATHRYN M. TRUPIN

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOEL S. TRUPIN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of January, 2013.

Kristie L Stark
Notary Public

My Commission Expires: 1-6-15

KRISTIE L. STARK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2015

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHRYN M. TRUPIN**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of January, 2013.

Kristie L Stark
Notary Public

My Commission Expires: 1-6-15

KRISTIE L. STARK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2015

EXHIBIT A

TO QUITCLAIM DEED

TRUPIN

MAP & PARCEL: 07DA-1075 116-8 156

Land in Davidson County, Tennessee, being lots Nos. 7, 8, and 51, on the plan of D. T. Crockett's Woodmont Park Subdivision, as of record in book 547, page 148, Register's Office for said County.
Said lot No. 7 fronts 100 feet on the northerly side of Woodmont Boulevard and runs back between parallel lines 250 feet to the southerly line of lot No. 51.
Said lot No. 8 fronts 100 feet on the northerly side of Woodmont Avenue, and runs back between parallel lines, along the westerly margin of Cantrell Avenue, 250 feet to the southerly line of lot No. 51 on said plan.
Said lot No. 51 fronts 100 feet on the westerly side of Cantrell Avenue and runs back between parallel lines 200 feet to a dead line.
Said lots No. 7 and 51, were conveyed to N. L. Bagwell and wife, Lillie B. Bagwell, by deed from Edward L. Turner and wife, Katherine E. Turner, of record in book 1306, page 618, Register's Office for said County.
Said lot No. 8 was conveyed to N. L. Bagwell and wife, Lillie B. Bagwell, by deed from Florence R. Cocreham and husband, D. H. Cocreham, of record in book 1320, page 246, Register's Office for said County.